DUDLEY TWP
KENTON SD 00100

Hardin County, Ohio
Michael T. Bacon, Auditor

10-250024.0000 RES
I30 2026

sale

2023	HUGHES PAMELA S & DAM	2022-05-24
2024	HUGHES PAMELA S & DAM	2022-05-24
2025	HUGHES PAMELA S & DAM	2022-05-24
2026	HUGHES PAMELA S & DAMON	2022-05-24 PT SE4 SW4 S5 5.00A
	12787 TR 209	1SD
		$299,900
	KENTON OH 43326	

Orig Tax Year 1998
Parent: 10-250023.0000

Eff Rate: 45.71 48.08 47.49 47.49 a/r

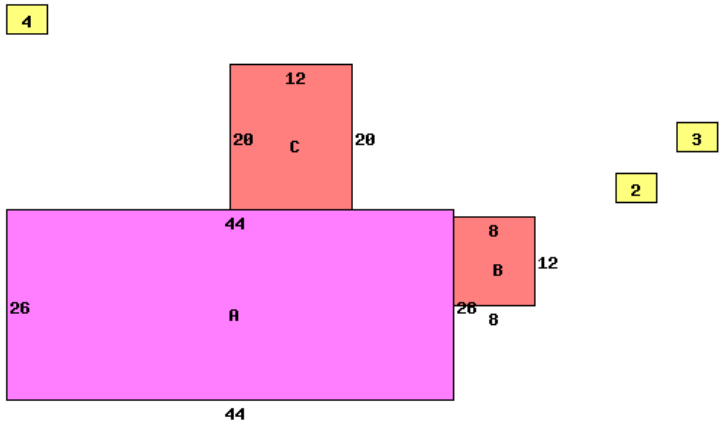
Tax Year	2023	2024	2025	2026	2026	2026	2027	CAMA
Prop Cls	511	511	511	511	0	511	511	511
Acres	5.0000	5.0000	5.0000	5.0000	5.0000			
Land100%	31000	31000	31000	31000		31000	33260	33250
Bldg100%	246260	246260	246260	246260		246260	337340	337340
Totl100%	277260t	277260t	277260t	277260t		277260t	370600t	370590t
Cauv100%								
Tax Value:								
Land 35%	10850	10850	10850	10850		10850	11640	11640
Bldg 35%	86190	86190	86190	86190		86190	118070	118070
Totl 35%	97040t	97040t	97040t	97040t		97040t	129710t	129710t
Hmstd35%								
Owner Oc								
Hmstd RB								
Net Tax	4099.92	4330.00	4274.14	4274.14	4274.14			
Sp-Asmnt	32.84	46.35	46.35	46.35				

SHB+	CONS	TYPE	FACT	SQ-FT	VALUE	
1HB	F	M		1144		a *MAIN
1	F/C	A		96		b ADDTN
1	F	A		240		c ADDTN

Sale#	#p	sale date	To	Type/Invalid?	Sale$	co:land	co:bldg
249	1	2022-05-24	HUGHES PAMELA S & DAMON L	1SD	299900	22200	155660
143	1	2021-04-08	MUSTAIN JOHN D & JANICE M	1SD *	0	22200	155660
411	1	1997-07-22	MUSTAIN JOHN D & JANICE	1WD	15000	0	0

Year	Land	Bldg	Total	Net Tax
2022	7770	54480	62250	2871.78
2021	7770	54480	62250	2890.28

project			ben acres	/ %	factor
158	LAUBIS - SCIOTO RIVER	XA/2025			
902	MAIN DISTRICT CONSERVANCY	XA/2025			
500	HARDIN COUNTY LANDFILL	XA/2025			



12787 TR 209 43326

Occupancy 1 Single Family

*DWELLING COMPUTATIONS

			Sq-Ft	Value
Story Height 1H				
Floor Level	Main	FRAME	1480	116490
	Part Upper	FRAME	1144	39030
	Basement		1144	21310
	Subtotal			176830
Shingle	Roof	GABLE		

	B	1	2	U	A
Plaster/Drywall		D	D		
Unfinished Wall	X				
Floor/Carpet		X	X		
Floor/Concrete	X				
Floor/Tile-Lino		L	L		
Number of Rooms	1	5	2		
Bedrooms		2	2		
Central Heat		A			
FORCED AIR					
Central A/C		A			
Plumbing					
Standard	1				
Extra 3 Fixture	1				

Air Conditioning		4640
Plumbing		2100
Total Value		183570
PUB ELECTRIC		
PRIV WATER		
PRIV SEWER		
PUB PAVED ST/RD		
Neighborhood:		
Code:		1000
Dwl/Gar/NC%		1.6300

	Bldg Type	SHB+Cons	DixHt FtxFt	Area	Unit Rate	Grade	Blt/Renov Cond	Replace Value	Phy Dpr	Fnc Dpr	True Value
1	DWELLING	1HB F		2624		C	1998GD	183570	.19	-.35	327200
2	Garage	F	24X24	576		C	1998AV	13820	.55		10140
3	Shed	*NV	10X10	100			OLD/	0			0
4	POND	*.25A		0			2022AV	0			0

	acres/ frontage	effective frontage	depth	depth factor	actual rate	effective rate	extended value	true value
homesite	1.0000				17250	17250	17250	17250
small acreage	4.0000				5000	4000	16000	16000

Call Back: Sign: PSN Date: 2015-03-27 Lister:

10-250024.0000-v082020R